

**AUGUST 10, 2010 MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:00 – 6:20 p.m.**

COUNCIL MEMBERS PRESENT: D. Coe, E. Elphick, L. McIntosh, J. Pendergraph, R. West

OTHER OFFICIALS PRESENT: S. Wright, City Manager
R. Shanahan, City Attorney
T. Raney, Community Development Director
M. McCrary, Police Chief

PLEDGE OF ALLEGIANCE:

Council member Rick West led the pledge of allegiance.

PUBLIC COMMENT

None.

CONSENT CALENDAR

It was moved by Council member R. West, seconded by D. Coe to approve ***minutes from the regular meeting on July 27, 2010 and Ordinance No. 421 Levying a One-Half Cent Transactions and Use Tax for Essential City Services to be Administered by the State Board of Equalization.** Vote called – AYES: All. Motion carried.

*Council member J. Pendergraph abstained on the vote due to his absence from that meeting.

REGULAR CALENDAR

1) Brynda Stranix presented discussion of the Yuba-Sutter Economic Development District Comprehensive Economic Development Strategy (CEDS). Stranix explained the Comprehensive Economic Development Strategy (CEDS) is the result of a local planning process designed to guide the economic growth of the Yuba-Sutter region. The CEDS process helps create jobs, foster a more stable and diversified economy, and improve living conditions. It provides a mechanism for coordinating the efforts of individuals, organizations, local governments, and private industry concerned with economic development. An annually updated CEDS is required to qualify for U.S. Department of Commerce, Economic Development Administration (EDA) assistance under its public works, economic adjustment, and most planning programs. All public works projects must be included the District's most recent CEDS to be considered for funding by EDA. This document represents the goals and objectives of the Yuba-Sutter Economic Development District which is comprised of Yuba and Sutter counties and the cities therein. The CEDS process is a continuing economic development planning process, developed with broad-based and diverse community participation. The CEDS document contains: An analysis of economic and community development problems and opportunities; an economic development background of the Yuba-Sutter district, with a discussion of the economy, including geography, population, labor force, resources and the environment; a section setting forth goals and objectives for taking advantage of the opportunities and solving the economic development problems; and,

a plan of action, including suggested projects to implement objectives and goals set forth in the strategy. The CEDS reflects the specific challenges and opportunities of the Yuba-Sutter Economic Development District and contains three main elements: analysis, vision and action plan. The analysis assesses the state of the regional economy, the opportunities and threats posed by external trends and forces and the availability of partners and resources for economic development. The community's vision and goals, together with an appraisal of the region's competitive advantages set the strategic direction of the action plan. The action plan establishes program priorities for implementation. Stranix pointed out that in this analysis, many of the goals and projects included in the final document are supported by all six jurisdictions in the District. Those specific goals and projects are wastewater treatment facilities, regional flood control, reconstruction of the 5th Street bridge and, of course, the third bridge that would span the Feather River which has been a long-term goal of this community for years. The CEDS Committee's purpose is to formulate a regional economic strategy for the District. It incorporated direction from both Yuba and Sutter counties and the cities of Live Oak, Marysville, Wheatland and Yuba City. The Committee was comprised of community and business leaders representing a diverse cross section of the region.

It was moved by Council member J. Pendergraph, seconded by R. West to approve **Resolution No. 18-10 the 2010-2011 Comprehensive Economic Development Strategy and Program Projection for the Yuba-Sutter Economic Development District as Prepared and Recommended by Yuba-Sutter Economic Development Corporation and the Comprehensive Economic Development Strategy Committee.** Vote called – AYES: All. Motion carried.

PUBLIC HEARING

T. Raney presented discussion of the continuation of the March 9, 2010 public hearing considering the termination of the development agreements between the City and (1) Lakemont Overland Crossing, LLC (Jones Ranch); (2) Wheatland Heritage Oaks, LLC (Heritage Oaks East – Single Family Residential); and (3) Trivest Land Co., Inc (Heritage Oaks East - Commercial/Multi-family). Raney explained that at the March 9, 2010 meeting, the Wheatland City Council conducted a public hearing to consider the termination of the development agreements related to the Jones Ranch and Heritage Oaks East projects and voted to continue the hearing to the June 8, 2010 City Council meeting. The Council granted the 90-day extension based on the request of the current property owners in order to allow them to work with city staff to correct the development agreement deficiencies. On June 9, 2010, the City Council granted the 2 property owners an additional 30-day extension and continued the hearing to the July 13, 2010 Council meeting. One final 30-day extension was granted by the City Council, which continued the hearing to August 10, 2010. Since March 2010, City staff has met on many occasions with the new ownership groups of the Jones Ranch and Heritage Oaks East properties. Staff has developed tentative and separate agreements with the three parties to the development agreements. These tentative agreements differ by the circumstances of each default, but ensure that the development agreement defaults are cured.

It was moved by Council member J. Pendergraph, seconded by D. Coe to **close the public hearing considering the termination of the development agreements between the City and (1) Lakemont Overland Crossing, LLC (Jones Ranch); (2) Wheatland Heritage Oaks, LLC (Heritage Oaks East – Single Family Residential); and (3) Trivest Land Co., Inc (Heritage Oaks East - Commercial/Multi-family); discontinue the development agreement termination process and establish an ad-hoc committee appointing E. Elphick and R. West to review proposed agreements.** Vote called – AYES: All. Motion carried.

REPORTS

S. Wright reported that the draft Yuba County General Plan has been released to the public.

ADJOURN

There being no further business, Mayor Elphick adjourned the meeting 6:20 p.m.

Minutes approve and adopted this 24th day of August, 2010.

Enita Elphick, *Mayor*

Lisa J. Thomason, *City Clerk*

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